



\$650,000

Borden 146 acres Grain Farmland, Home & Heated Shop



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Property Details

Service Type:	Listing	Rural Municipality:	RM 405 Great Bend
Closest Town:	Borden	Location:	Saskatchewan
MLS Number:	SK039477	Title Acres (ISC):	146
Cultivated Acres:	85	Soil Final Rating:	42.3
Price:	\$650,000	\$/Titled Acres:	\$4,452.05
Avg AV/Qtr:	\$147,918	Farmland:	\$225,000
Improvements:	\$425,000	P/AV Multiple:	1.66
Enterprise:	Grain		

Description

146 Acres Near Borden, SK – Farmland, Home & Heated Shop

Located just 4 km north of Borden and only 30 minutes from the north end of Saskatoon, this versatile 146-acre property offers a combination of productive farmland, a well-developed yardsite, and excellent recreational appeal.

The land consists primarily of loamy sand soil with approximately 85 cultivated acres and 59 acres of bush and natural cover according to SAMA. The cultivated land is currently used for barley production and hay, while the bush provides abundant wildlife habitat. Topography is level to nearly level with stone ratings ranging from none to few.

Access

The property enjoys excellent year-round access with Secondary Highway 685 bordering the west side and a gravel road along the south boundary. The parcel is situated approximately 4.2 km north of Highway 16.

Residence

The yardsite features a unique 1,630 sq. ft. two-storey home built on a heated concrete slab foundation. The home is serviced by a propane boiler installed in October 2025 and showcases exposed spruce beams, an open-concept living area, and a spacious entry porch.

The second floor offers an open loft design with potential for additional bedrooms, office space, or a future bathroom. Services include power, a water well, and a pump-out septic system.

Shop & Improvements

A major highlight of the property is the well-maintained 40' x 80' heated shop, constructed in 2015 and designed to accommodate large farm equipment.



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Features include:

- 16' x 16' automatic overhead door with remotes
- Insulated and heated
- High-clearance access
- Welding plugs at both ends
- Wood heat system
- In-floor heat lines installed in the front 40' x 40' section and ready for future connection

The spacious yardsite provides ample room for maneuvering trucks and equipment. A 12' x 16' storage shed is also located near the shop.

Farmland & Price Summary

- 1 Parcel
- 146 ISC Title Acres

SAMA Information

- Total Acres: 146
- Cultivated Acres: 85
- Bush/Other Acres: 59
- Assessed Value: \$135,900
- Assessment per 160 Acres: \$147,918
- Soil Final Rating (Weighted Average): 42.3

Price

- Farmland Value: \$225,000
- Buildings & Improvements: \$425,000
- Total Asking Price: **\$650,000**
- \$4,452 per ISC Title Acre
- \$2,353 per Cultivated Acre

Borden 146 acs Grain Farmland



Prop Type:	Farm	Location:	Great Bend Rm No. 405
SubType:	Grain	Nearest Town:	Borden
Waterbody:		Postal Code:	S0K 0N0
Style:	2 Storey	Possession:	To be Negotiated
Bldg Type:	House		
Prop Offer:	Buildings And Land		
Min Rights:	Not Included, Not Owned By Seller		
Tot Lnd Area:	146.00 / Acres		
Legal:	SW15-40-9-W3 Ext 1 Surface Parcel 166236183		
Latitude:	52.438522	Longitude:	-107.224452
Ownership:		Tax Amt/Yr:	

Location Description

SW15-40-9-W3 Ext 1 Surface Parcel 166236183

Public Remarks: 146 Acres Near Borden, SK – Farmland, Home & Heated Shop Located just 4 km north of Borden and only 30 minutes from the north end of Saskatoon, this versatile 146-acre property offers a combination of productive farmland, a well-developed yardsite, and excellent recreational appeal. The land consists primarily of loamy sand soil with approximately 85 cultivated acres and 59 acres of bush and natural cover according to SAMA. The cultivated land is currently used for barley production and hay, while the bush provides abundant wildlife habitat. Topography is level to nearly level with stone ratings ranging from none to few. Access The property enjoys excellent year-round access with Secondary Highway 685 bordering the west side and a gravel road along the south boundary. The parcel is situated approximately 4.2 km north of Highway 16. Residence The yardsite features a unique 1,630 sq. ft. two-storey home built on a heated concrete slab foundation. The home is serviced by a propane boiler installed in October 2025 and showcases exposed spruce beams, an open-concept living area, and a spacious entry porch. The second floor offers an open loft design with potential for additional bedrooms, office space, or a future bathroom. Services include power, a water well, and a pump-out septic system. Shop & Improvements A major highlight of the property is the well-maintained 40' x 80' heated shop, constructed in 2015 and designed to accommodate large farm equipment. Features include: • 16' x 16' automatic overhead door with remotes • Insulated and heated • High-clearance access • Welding plugs at both ends • Wood heat system • In-floor heat lines installed in the front 40' x 40' section and ready for future connection The spacious yardsite provides ample room for maneuvering trucks and equipment. A 12' x 16' storage shed is also located near the shop.

Directions: From Borden intersection of Hwy 16 and 685 Rd travel 4.2 km north on 685 Rd

Parcel Information

RM	Parcel	Dir	Sec	TWP	RGE	Mer	CI	Soil	Asse	Tax	Cult	Nt Cult	Ntv Gr	Total	SI Stat
Great Bend RM No. 405	166236183	SW	15	40	9	W3		M	\$343,600	\$1,330	85.00	59.00	0.00	146.00	

Property Information

Existing Real Property Report:	No	PCDS:	Yes	GST:		PST:	
Env Audit:	No	Marketing Quota:	No	Irrigated:	No		
Livestk/Crop:	No	Livestock Desc:				Total Gran:	0
Metal Gran		# Metal Bins:	0	Met Cap:			
Wood Gran		# Wood Bins:	0	Wood Cap:			
Bush:	Some			Sloughs:	Some		
Stones:	None			Wrkshp Ht:	Yes		
Det Package:	No			Drink Water:	Yes	Power:	Yes
Phone:	Yes	Yard Light:	No			Schl Bus:	Yes
Distance To:		Town:	4	High School:	4	Elem Schl:	4
Other Outbldg:	WorkShop			Wtr Treat:	Not Included		
Topography:	Flat						
Fences:	Some						
Propane Tank:	Included						
Water Supply:	Well						
Sump Pump:	Not Included						
Sewage Disp:	Liquid Surface Dis, Septic Tank						
Easements/Restrictions							
Monitoring Disclosure:	None						

House Information

AG SqFt:	1,630	Levels AG:	2.0	Year Built:	2010	Age Unknown:	
# Rooms:		# Bedrooms:	2	# Bathrooms:	1	Other Buildings:	WorkShop
Construction:	Wood Frame						
Roof:	Metal						
Exterior Fin:	Cedar						
Basement:	Slab						
Heating:	Baseboard, Electric, In Floor, Propane						
Water Heater:	Included			Wtr Heat Type:	Gas		

Heating Source Rented?: Yes
Water Soft: Not Included
Fireplace: 0
Gar Remotes: 0
Gar Door WIFI: No

Heating Source Rented Description: Propane Tank,Annual tank rental
Wtr Purifier: Not Included

This information is believed to be reliable but should not be relied upon without verification.



Detailed Description of Farmland Property

Legal Land Description							ISC	SAMA Information									SCIC		RM
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Total Acres	Cult. Acres	Hay Acres	Pasture Acres	Other Acres	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
405	SW	15	40	9	3	1	146.7	147	85	0	0	62	\$135,900	Meota	Loamy Sand	42.3	M	22	\$1,330.00
Totals							146.7	147	85	0	0	62	\$135,900	Weighted Average Final Rating 42.3					\$1,330.00

Average per 160 acres \$147,918

SAMA Information

This information is collected from Saskatchewan Assessment Management Agency via field sheets on each individual parcel. It includes specific information such as: assessed value, uses of soil (cultivated, arable, pasture, wetlands, etc), number of acres for each use, soil profile information including association & texture, topography, stones, salinity and soil final rating.

Soil Final Rating

The final rating (FR) is the productivity rating for the acres adjusted for economic factors that affect the average cost of production for specified features. The economic factors include stones, topography, natural hazards, man-made hazards, tree cover and miles to market. The final rating units are index points per acre. Soils are given a rating from 100 (best) to 0 (worst). Soils with a final rating under 30 are marginal and rarely cropped.

<https://www.sama.sk.ca/property-owner-services/detailed-property-information>

Saskatchewan Crop Insurance Corporation (SCIC)

SCIC gives a class rating to every quarter section in Saskatchewan to reflect its productivity. Ratings range from Class A (best) to Class P (worst). There are 23 different risk zones in Saskatchewan. Please note a class B rating in risk zone 3 does not necessarily have the same productive capacity as a class B rating in risk zone 16.

[Sask Grains Risk Zones](http://www.saskcropinsurance.com/resources/maps/sask-grains-risk-zone/) <http://www.saskcropinsurance.com/resources/maps/sask-grains-risk-zone/>

[Parcel Crop Insurance Rating](https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator) <https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator>





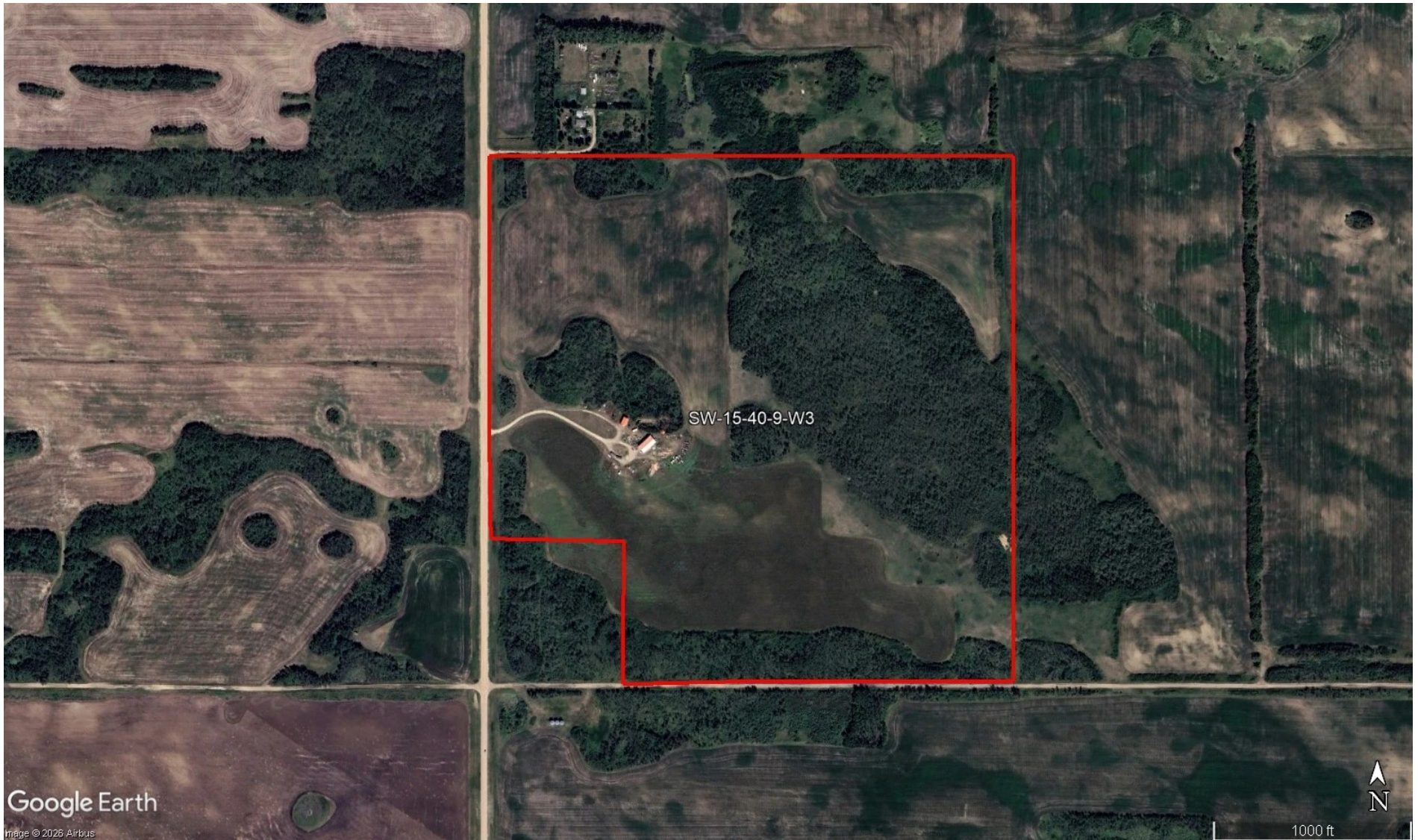














R.M. of CORMAN PARK No. 344